



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 13, 2021 03:06 PM Fee: \$38.00

2021271913

Electronically Recorded

MANAGEMENT CERTIFICATE

COTTAGES AT BELTERRA VILLAGE COMMUNITY ASSOCIATION, INC.

The undersigned, being an Officer of Cottages at Belterra Village Community Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision Vineyard Ridge (the "Subdivision Development").
2. The name of the Association is Cottages at Belterra Village Community Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

The Cottages of Belterra Village, a subdivision in Hays County, Texas, according to the Map or Plat thereof, recorded at Document No. 18000537 in the Map and Plat Records of Hays County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Cottages at Belterra Village Notice of Easement and Designation of Common Area [Walls], recorded at Document No. 19014031 in the Official Public Records of Hays County, Texas.

Cottages of Belterra Village First Amendment to Design Guidelines, recorded at Document No. 19013925 in the Official Public Records of Hays County, Texas.

Declaration of Covenants, Conditions and Restrictions for Cottages at Belterra Village, recorded at Document No. 18014360 in the Official Public Records of Hays County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 19013835 in the Official Public Records of Hays County, Texas.

Landscape Maintenance Agreement (Cottages at Belterra Village, Phase 2), recorded at Document No. 19003912 in the Official Public Records of Hays County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 18020841 in the Official Public Records of Hays County, Texas.

Cottages at Belterra Village Design Guidelines, recorded at Document No. 18014516 in the Official Public Records of Hays County, Texas.

Cottages of Belterra Village Community Manual, recorded at Document No. 18014514 in the Official Public Records of Hays County, Texas.

Cottages at Belterra Village Adoption of Working Capital Assessment, recorded at Document No. 18014509 in the Official Public Records of Hays County, Texas.

5. The name and mailing address of the Association is:

Cottages at Belterra Village Community Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613
Tel: (512) 918-8100
Email: pamco@pamcotx.com

7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.

8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Transfer Fee (paid at close)	\$200.00
Resale Disclosure (TREC Form)	\$575.00
Statement of Account 1 business days Rush Fee	\$150.00
Statement of Account 2 business days Rush Fee	\$100.00
Statement of Account 3 business days Rush Fee	75.00
Resale Disclosure 1 business days Rush Fee	\$150.00
Resale Disclosure 2 business days Rush Fee	\$100.00
Resale Disclosure 3 business days Rush Fee	\$75.00
Multi-Product Order 1 business days Rush Fee	\$150.00
Multi-Product Order 2 business days Rush Fee	\$100.00
Multi-Product Order 3 business days Rush Fee	\$75.00
Lender Questionnaire 1 business days Rush Fee	\$150.00
Lender Questionnaire 2 business days Rush Fee	\$100.00
Rush Existing Order (*Add this fee to Rush Fees)	\$75.00
Statement of Account Update from 1 to 14 days	\$0.00
Statement of Account Update from 15 to 45 days	\$50.00
Statement of Account Update from 46 to 90 days	\$50.00
Refinance Statement of Account Update from 1 to 14 days	\$0.00
Refinance Statement of Account Update from 15 to 45 days	\$50.00
Refinance Statement of Account Update from 46 to 90 days	\$50.00
Resale Disclosure Update from 1 to 14 days	\$0.00
Resale Disclosure Update from 15 to 45 days	\$50.00
Resale Disclosure Update from 46 to 90 days	\$50.00
Lender Questionnaire Update from 1 to 31 days	\$25.00
Premier Resale Package (TREC Form, Statement of Account, and Association Documents)	\$375.00
"Resale Disclosure (TREC Form) and Complete Association Documents Package"	\$375.00
Statement of Account Only (No Assoc Docs)	\$175.00
Owner's Account Statement (REQUIRED FOR REFIs!)	\$100.00
Premier Lender Questionnaire Bundle (Best Value!)	\$200.00
Standard Lender Questionnaire Package	\$175.00

MANAGEMENT CERTIFICATE

COTTAGES AT BELTERRA VILLAGE COMMUNITY ASSOCIATION, INC.

"Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)"	\$375.00
Statement of Account	\$175.00
Refinance Statement of Account	\$100.00
Resale Disclosure	\$175.00
"Lender Questionnaire"	\$150.00
Custom Questionnaire Fee (*Add this fee to Questionnaire Fee)	\$50.00
Appraiser Questionnaire	\$25.00
Documents:	
Annual Board Meeting Minutes	\$15.00
Articles of Incorporation	\$25.00
Budget	\$25.00
Bylaws	\$25.00
Current Unaudited Financial Documents	\$15.00
Declaration-CC&Rs	\$25.00
Important Information	\$0.00
Insurance Dec Page	\$25.00
Rules and Policies	\$15.00
Unit Ledger	\$25.00
Utility Bill	\$0.00
W-9	\$0.00

This Management Certificate is effective as of the 2 day of December, 2021.

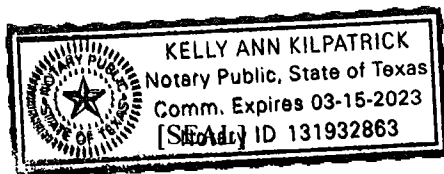
COTTAGES AT BELTERRA VILLAGE COMMUNITY
ASSOCIATION, INC., a Texas nonprofit corporation

By: [Signature]
Name: DONG PHAS
Title: AGENT

THE STATE OF TEXAS §

COUNTY OF HAYS §

This instrument was acknowledged before me on 2 day of December, 2021, by
Dong Phas, Registered Agent Cottages at Belterra Village Community
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
COTTAGES AT BELTERRA VILLAGE COMMUNITY ASSOCIATION, INC.